

Norwich Affordable Housing Subcommittee

Monday, Feb. 20, 2023, 6:30PM

MINUTES

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Zoom Meeting:

<https://us02web.zoom.us/j/81242668798>

Meeting ID: 812 4266 8798

Members present: Jeff Lubell, Brian Loeb, Gordon Greenfield, Creigh Moffett, Paul Manganiello

Invited speaker: Cynthia Gubb

Member of the Public: Rachel Coombs, Norwich resident

Meeting called to order at 6:30 PM

**1. Approval of Agenda:** Paul Manganiello made the motion to approve, Brian Loeb seconded the motion. Motion passed 5-0

**2. Comments from the public:** Rachel Coombs introduced herself.

**3. Encouraging Private Land Donations**

***Presentation***

Cynthia related what Londonderry has accomplished to develop affordable housing. A resident donated land for affordable housing to their local church after hearing a presentation by Habitat for Humanity. The church has provided accepted donations of funding for the project.

They are developing the project themselves, based on volunteer donations and labor and materials contributions, similar to how some Habitat affiliates operate (but not operating as a formal Habitat affiliate). They have partnered with the Windsor/Windham Housing Trust, which has been helpful in an advisory capacity. To date, they have erected foundation and driveway, and order a shell for a 1,500 square foot home from LaValleys.

***Discussion***

The committee discussed the idea of contacting Norwich faith communities to work together on an interfaith basis to support affordable housing efforts. Different members of the committee volunteered to approach different faith communities to discuss the idea and see if they might be interested in helping in some way.

**4. Approval of Jan. 16 Minutes:** Paul Manganiello made the motion to approve, Gordon Greenfield seconded the motion. Motion passed 4-0-1.

**5. Update on Publicly Owned Parcels**

**Beaver Meadow Rd. parcels** – subcommittee members have now spoken with the town, fire district, and land management council. All parties are aware of our interest in using a portion of the land for

affordable housing. We will monitor the situation and continue discussions, but it is likely to take a fair amount of time to work through the various inter-jurisdictional issues involved.

**New Boston Rd parcel.** After learning from the state that Norwich would not be eligible for a liability extinction under Vermont's BRELLA program, or for preferred funding for a Brownfields investigation, the subcommittee discussed that the optimal next step would be to subdivide the property and find a party that might be interested in potentially purchasing it. As a prospective purchaser, they WOULD be eligible for the BRELLA program and preferred funding for investigation and, if necessary, for clean-up funds. As an RDC, the GM Economic Development Corporation has a privileged status under the legislation that would minimize risks to them as a potential purchaser, so would be a good candidate for considering this. The TRORC is similarly positioned, though they have not served in this role in the past. Jeff volunteered to speak with both entities to gauge their interest.

#### **6. Other Discussion:**

Creigh suggested we re-visit the Dresden School district's Norwich property to discuss the potential to develop workforce affordable housing (teachers, town employees, etc.) on it.

Tabled Auxiliary Dwelling Units till the next meeting.

**Meeting was adjourned at approximately 7:45 PM.** Brian made the motion, Jeff seconded, unanimously approved.

Next meeting: shifted to March 27 @6:45 PM, pending agreement by town to new meeting time.

Submitted by Paul Manganiello and Creigh Moffett

APPROVED 03-27-2023